



Eaves

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The Manse

32 East St, Ilminster, Somerset, TA19 0AN

GUIDE PRICE: £475,000

A well-proportioned Grade II listed house, full of character, in the heart of the market town of Ilminster. A short walk takes you to the many shops, cafes, pubs and facilities the small town offers.

TENURE — FREEHOLD



Overview

The house, built in the early 1800's, offers an entrance hall, kitchen/breakfast room, walk in pantry, dining room, sitting room, study, utility/WC, 3 bedrooms and a bathroom on the first floor, a good-sized attic bedroom and a pretty south facing garden to the rear with country views beyond.

Key Features

- GRADE II LISTED GEORGIAN HOUSE
- KITCHEN/BREAKFAST ROOM
- WALK IN PANTRY
- DINING ROOM
- SITTING ROOM
- STUDY
- UTILITY/WC
- 4 DOUBLE BEDROOMS
- BATHROOM
- SOUTH FACING GARDEN



Immediate Area

The pretty market town of Ilminster has a good range of independent shops including a renowned butchers, hardware store, delicatessen, fruit and veg shop, gift shops, antique shop and much more. There are Tesco and Co-op stores, a selection of cafes and pubs, doctor's surgeries, a library, primary school and nurseries. The county town of Taunton is 12 miles away and Yeovil just 15 miles.

There is easy access onto the A303 and M5 and the World Heritage Jurassic Coast at Lyme Regis is just 15 miles.



Interior

Through the front door is an inner porch, with a natural slate floor that continues the length of the hall. The original wooden staircase leads to the 1st floor. On the right is the sitting room with its dual aspect sash windows, original shutters, wooden floorboards, fireplace with stone surround, built in shelving and picture rails on the walls.

To the left of the hall is the study. A useful space that would very much work as a snug or playroom. There is a further fireplace in here with a wooden surround.





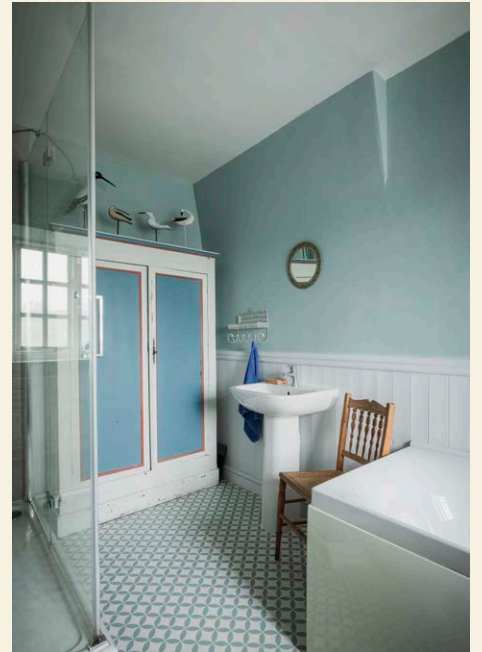
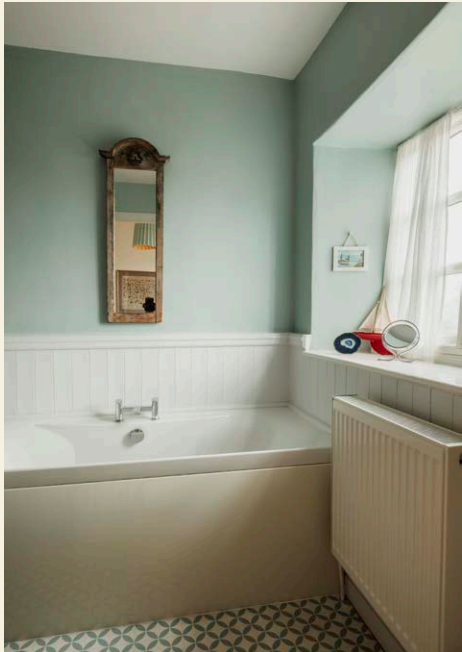
Continuing down the hall on the left is a useful walk-in pantry with lots of storage space and original Blue Lias flagstone floor. Opposite the pantry is the cosy dining room. The dining room again has the flagstone floor and another open fireplace with wooden surround.

At the end of the hall you will find the light-filled kitchen/ breakfast room. More modern in style it has a stable door and window that overlook the garden and countryside beyond. The fitted kitchen has a good range of storage with Quartz worktops over, wooden floor, a Ringmaster cooker (included in the sale) space for a table and chairs, a new boiler fitted in March 2026, further storage shelves and a door leading to the utility room and WC to the far end. From the utility there are doors to both the front of the house and the rear thus creating a useful walkway between the two.

On the first floor you will find 3 double bedrooms and the family bathroom. The bathroom is also a good size with a bath, shower cubicle and lovely views to the rear.

Up the stairs again and you find the spacious attic room / bedroom 4. This would suit a number of uses and has a good amount of storage space in the eaves.





Outside

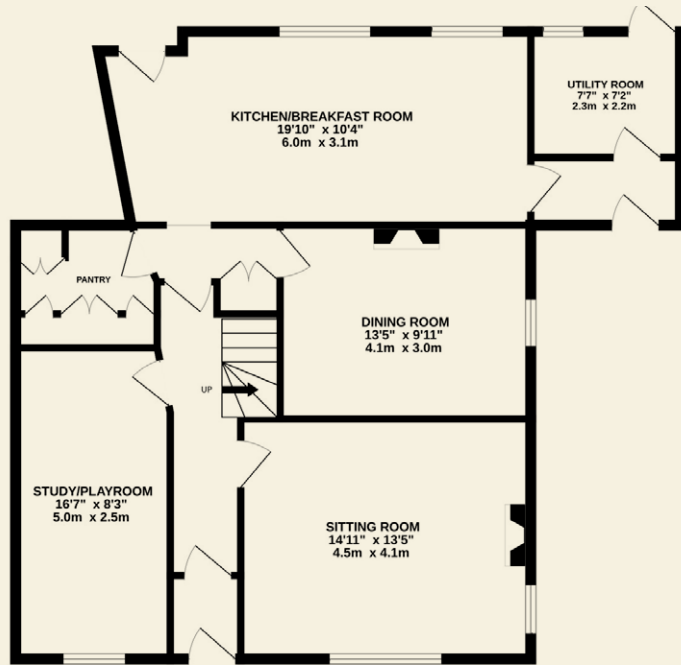
Stone steps lead up from the pavement, onto a path, to the front door. There is a small garden to the front with ornate hedging and original cast iron railings in the wall to the front. A pathway also leads down the side of the house to the utility room door (which takes you through to the garden behind).

To the rear is a great sized south facing garden. Directly out from the kitchen is a gravel patio, with paved path, that has plenty of room for dining and entertaining. The garden is mostly lawn with trees including an apple and fig, flower borders and the wall of the original church, now an arts centre, on one side giving a good sense of privacy. The garden has great views to the open countryside beyond.



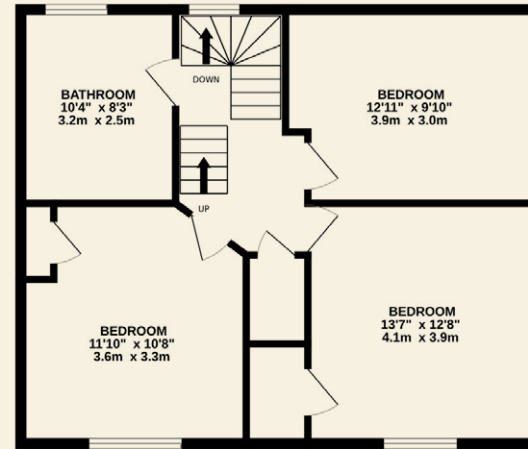
GROUND FLOOR

930 SQ. FT. / 86.4 SQ.M. APPROX



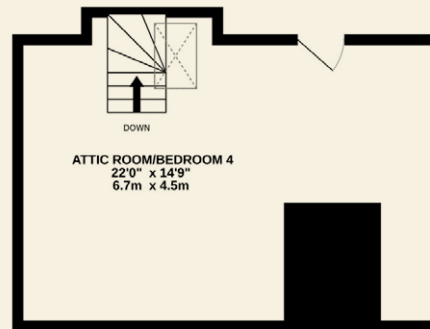
1ST FLOOR

640 SQ. FT. / 59.5 SQ.M. APPROX



ATTIC ROOM

321 SQ. FT. / 29.8 SQ.M. APPROX



TOTAL FLOOR AREA

2038 SQ. FT. / 189.3 SQ.M. APPROX

Floorplans



Directions

Coming from the east on the A303 take the second exit at the South Petherton (Hayes End) roundabout.

Continue for approximately 5 miles until you reach Ilminster. Turn left down East St and the house can be found elevated on the left hand side just before the Ilminster Arts Centre.

WHAT 3 WORDS /// HOMETOWN.CUSTODIAN.REFORM

Services

Mains gas, electricity, water and drainage.
Superfast broadband.

Local Authority

Somerset Council - Band D

Eaves Notes

The Manse is Grade II listed and sits within a conservation area.

Eaves

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OPENING HOURS

MON — FRI:
09:00 AM TO 17:30 PM
SATURDAY:
09:00 AM TO 13:00 PM
SUNDAY:
BY APPOINTMENT

Viewings strictly
by appointment only.

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